

RoadMap for Resident-Owned Mobile Home Parks

Phase 1: Resident Organizing

Notice of Sale

- Residents contact CASA of Oregon.
- CASA provides a team to help the community organize.



Introductory Meetings

- CASA meets with the community to discuss the program, provide more information & answer questions.
- Residents meet to vote on whether to move forward with the program.



The Co-Op is Formed

- The community applies for incorporation with Oregon.
- A Board of Directors is voted in by residents, and receives training from CASA.
- Residents formalize an agreement with CASA for their help.

Membership is Established

- Homeowners in the community decide whether they want to be members of the co-operative.
- The park must obtain at least 51% membership.



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Phase 2: Development and Park Purchase

Budget and Analysis

- CASA helps to inspect the property and determine any maintenance needed.
- A preliminary budget is established which considers the total cost to co-op members for the sale, including all short and long term factors.



Final Member Voting

- CASA and the Co-op work to draft and negotiate terms of sale with the land-owner.
- Members vote on purchase of the park, bylaws, lot rents, membership fees.



Due-Diligence

- Maintenance and improvements are made to the park .
- The park property is assessed in detail for any third party requirements prior to the sale.



Secure Funding and Conclude Sale

- With the co-op's permission, CASA will secure funding.
- Sale agreements are signed, and the co-op takes possession of the property!
- The co-op begins to pay their new mortgage collectively.
- CASA provides ongoing support to the co-op.